

**20 Rositano Drive, Salisbury, SA 5108**



**House For Sale**

Wednesday, 26 June 2024

20 Rositano Drive, Salisbury, SA 5108

**Bedrooms: 5**

**Bathrooms: 1**

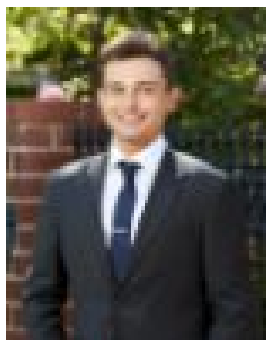
**Parkings: 6**

**Area: 555 m2**

**Type: House**



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## Auction Sat 6th July

Ray White Salisbury is proud to present 20 Rositano Drive, Salisbury. THE LOCATION: Nestled in a serene drive that winds around to the Myall Boulevard Reserve and the Little Para Golf Course, 20 Rositano Drive offers a tranquil setting within walking distance of Hollywood Plaza. This prime location promotes family-friendly living with close proximity to well-known schools including Kings Baptist Grammar School, St Augustine's Parish School, Salisbury Primary and High, and Tyndale Christian School. Parabanks Shopping Centre is also nearby, ensuring all your shopping needs are met. The UniSA campus at Mawson Lakes is just an 8-minute drive away, while Lyell McEwin and Central Districts Private Hospital are easily accessible, along with many other medical facilities and health centres. THE RESIDENCE: Built in 1975, this beautifully updated family home combines timeless charm with modern comforts. Situated on a generously large allotment with a 19-metre frontage, the property offers ample space and versatility. The front yard boasts neat and tidy street appeal and roller shutters for added privacy and security. Upon entering, you'll be impressed by the spacious living areas. The main living, dining, and kitchen feature sleek timber flooring that adds a touch of elegance. The kitchen is well-equipped with ample cabinetry and state-of-the-art appliances, including a stainless steel oven, gas cooktop, and canopy rangehood. An additional living space downstairs, complete with plush carpeting and a cozy heater, can be used as a flexible living area or an extra bedroom. Downstairs, you'll find two bedrooms, a central bathroom, a separate toilet, and a laundry with direct access to the verandah. A charming spiral staircase leads to the upper level, where a landing area offers the potential for an additional living space or study. The upstairs quarters could be utilised as a teenage retreat, featuring two well-sized bedrooms, with the master bedroom boasting a built-in robe. Outdoors, the possibilities are endless. The verandah stretching across the side of the dwelling is perfect for outdoor entertaining, while the expansive lawn space provides plenty of room for kids and pets to play. The property also includes a double garage and a large carport, offering multiple off-street parking opportunities. FEATURES: • 1975 Build • 555sqm allotment with 19m frontage • Upstairs study or additional living space • Roller shutters for added privacy and security • Multiple living areas with potential to become five bedroom home • Expansive lawn area and verandah perfect for outdoor entertaining • Double garage plus large carport - secure parking for multiple vehicles This home is ideal for first-time buyers, families, and investors seeking a spacious and well-located property. Don't miss the opportunity to make this wonderful residence your own, for all enquiries please contact Justin Irving. Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection. Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale.